

Item				Remarks
	By Design Builder	By Owner		
Site Investigation				
Existing Neighborhood Conditions Survey			x	
Geotechnical Soils Report			x	Initial findings only. Analysis and intprepretation by Design Builder
Potholing Investigation & Reports	x			
Asbestos & Hazardous Material Report & Survey			x	Initial findings only. Analysis and intprepretation by Design Builder
Survey and locates of existing utilities			x	Initial findings only. Detail and intprepretation by Design Builder
Design & Consulting Fees (Including Construction Administration)				
Architectural Design Fees	x			
Structural Engineering Fees	x			
Structural Engineering for Construction Equipment	x			
Shoring Design	x			
Civil Engineering & Existing Conditions Survey	x			
Landscaping & Irrigation	x			
Acoustical Consultant	x			
Industrial Engineer Consultant	x			
Elevator Consultant	x			
Mechanical Design	x			
Mechanical Design Assist & Engineering	x			
Mechanical Design-Build Engineering	x			
Energy / Life Cycle Costing	x			
Curtainwall Design	x			
Curtainwall Final Design & Engineering	x			
Utility Rebate Coordination	x			
Electrical Design	x			
Electrical Design Assist & Engineering	x			
Street Lighting & Signalization	x			
Temporary Power Design	x			
Waterproofing & Roofing (Envelope) Consultant	x			
Document Reproduction	x			
Graphics & Wayfinding (Interior and Exterior)	x			
Telecommunications Consultant	x			
Security Consultant				
Sustainability/LEED Consultant	x			
Door/Hardware Consultant	x			
Indoor Air Quality Consultant	x			
Interior Design	x			
Audio/Visual, Instructional Media Consultant	x			
Acoustical Consultant	x			
Renderings, Presentations, Models, etc	x			
Record Documents	x			
Testing & Balancing	x			
Traffic Consultant	x			Required by City of Lynwood
Sustainability Documentation & Registration Fees	x			
Permit Cost				
Development or mitigation fees	x			
Clear and Grading Permit Fees	x			
General Building Permit Fees	x			
Shoring Permit Fees	x			
Street Use Permits & Use Fees	x			
Shoring Bond	x			
Mechanical Plan Check & Permit Fees	x			
Fire Protection Plan Check & Permit Fees	x			
Puget Sound Clean Air Agency Plan Check and Permit Fees	x			
Electrical Plan Check & Permit Fees	x			
Testing and Inspection				
General Comment			x	Owner reserves right to order additional testing paid by owner
Geotechnical Inspection	x			
Hazardous Waste	x			
Noise & Vibration Monitoring	x			
Structural Inspection - concrete, steel & fireproofing	x		x	Authorities having jurisdiction req'd inspections alone paid by owner
Curtainwall Performance Test	x			
On site Curtainwall Testing Fees	x			
Curtainwall "u" value Testing	x			
Air Barrier / Envelope Leakage Testing	x			
Functional and start up testing	x			
Inspector overtime	x			
Commissioning Agent	x			

Item	By Design Builder			By Owner	Remarks
Utility Connection Fees					
Electrical Design & Installation - Building Service	x				
Design & Installation - Temp Power	x				
Temporary Power Monthly Usage Fees (Power Bills)	x				
Street Lighting	x				
Water Department - Fees and connection	x				
Steam Connection				n/a	
Telephone Connections	x				Telephone line testing by D/B
Telephone Equipment			x		
Data & Telephone Cabling	x				
FF&E					
Security System, rough-in	x				
Security System, cabling and devices	x				
Audio visual, rough-in	x				
Audio visual cabling	x				
Audio visual equipment	x				
Industrial Equipment Relocation	x				
Public address, cabling and equipment	x				
Clock & program, rough-in	x				
Clock & program, cabling and equipment	x				
Building Signage	x				
Window Blinds	x				
Parking Equipment				n/a	
Furnishings			x		Except Identified Industrial Equipment
Site Furniture	x				
Trash Compactor/Recycling Equipment			x		
Post Occupancy					
Post Occupancy Permits	x				
Elevator Subcontractors Warranty Maintenance	x			1 year	
Maintenance of Building Systems			x		
Contractor's Warranty	x				
Licensed Surveyor - Record Survey	x				
Scope of Work					
Off site improvements	x				Hagness Circle as Alternate only
Traffic Signalization					n/a
Asbestos Abatement / Hazardous Material Remediation	x				
Site Work Hazardous Waste / Contaminated Soil Removal & Disposal					n/a
Licensed Surveyor - Shoring Monitoring	x				
Monthly Electrical Usage Costs	x				
Project office Job Office / Site Laydown Area	x				
Progress Photos	x				
Final Cleaning	x				
Final Window Cleaning	x				
Printing Contract Documents & Approved Shop Drawings	x				
Moving/Relocation/Connection of Existing Industrial Equipment	x				From current locations at Lakewood and Puyallup Campuses
Insurance, Bonds, & Taxes					
Washington State Sales Tax			x		
Builder's Risk Insurance	x				
Change Order Contingency	x				
Payment & Performance Bond - General Contractor	x				
Payment & Performance Subcontractors	x				
All insurance required per contract including E & O Insurance Premiums	x				

AUTHORIZED ACCEPTANCE

 Design-Builder Entity

 Signature

 Print Name and Title

 Date